

FEE \$	10.00
TCP \$	—
SIF \$	—

24

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 74742



Your Bridge to a Better Community

BLDG ADDRESS 724 Birdie Drive SQ. FT. OF PROPOSED BLDGS/ADDITION N/A
 TAX SCHEDULE NO. 2701-363-19-006 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Fairway Park TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER Larry Johnson NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 724 Birdie Drive USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 243-4127 DESCRIPTION OF WORK & INTENDED USE Inground Pool
 (2) APPLICANT Quality Pools TYPE OF HOME PROPOSED:
 (2) ADDRESS 616 N. 1st Street _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 241-8412 _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear _____ from PL Parking Reqmt _____
 Maximum Height _____ Special Conditions _____
 CENSUS 21 TRAFFIC 10 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Larry Johnson Date 4-13-2000
 Department Approval Yiska Wagon Date 4/13/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Kate Hart</u>	Date	<u>4/13/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

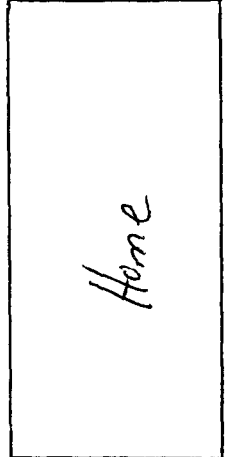
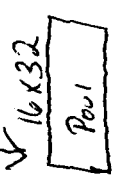
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED Y/John 4/13/00

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Property line
10' Easement

20' Total



N-

Driveway

724 Birdie Drive